

REQUEST FOR LETTERS OF INTEREST
ALEWIFE COMPLEX JOINT DEVELOPMENT PROJECT
RFP No. 242-24 / BD-24-1206-MBTA-MBTA-109330

The Massachusetts Bay Transportation Authority (“MBTA”) is pleased to provide this Request for Letters of Interest (“RFLOI”) for a joint development partner for the redevelopment of its Alewife Complex in the City of Cambridge, Massachusetts (the “Project”). The Alewife Complex is comprised of a very active Red Line heavy rail station; a parking garage; a busway; nearby commuter rail right-of-way; and ancillary layover and maintenance facility land. The Alewife Complex offers a tremendous redevelopment opportunity in an area of the City of Cambridge on which the MBTA intends to capitalize to meet its infrastructure improvement objectives and economic development and other public goals.

The MBTA seeks to create a world class public transportation hub through a future-forward redevelopment project, to enhance the public realm in the station area, and to contribute to economic development and sustainable growth in the community. To accomplish these goals, the MBTA will enter into a Pre-Development Agreement (“PDA”) with its chosen joint development partner to maximize public and private strengths of each party, and to create a redevelopment master plan that is realistic and viable and reflects the City of Cambridge’s goals for the area. Upon the satisfaction of the pre-conditions to redevelopment set forth in the PDA, it is the intention of the MBTA to proceed directly to a long-term lease with its joint development partner.

The MBTA is the owner and operator of the Alewife Complex, including the following assets:

- The garage, including all associated rights in land. The garage is a five-story, one million square foot structure that now accommodates 2,340 vehicles, critical power components that are a part of the MBTA’s core system, approximately 500 bicycle parking spaces, and a small amount of retail. It is the largest parking structure in the MBTA system.
- The station, including all associated rights in land, which serves as the northern terminus of the MBTA’s Red Line and is serviced by four bus routes (62, 67, 76, and 350). Both the garage and the station were built in 1985 when Red Line revenue service was extended beyond Harvard Station, and both have undergone several rehabilitation projects and structural repairs. Safety measures are on-going.
- Adjacent real estate along the Fitchburg commuter rail line, which is underutilized and has value for an alternative higher and better use.



The MBTA seeks to achieve the following objectives with this Project:

- respect the local process,
- recognize the importance of the site as a transportation hub in the placemaking to be undertaken,
- remove the garage, thereby relieving pressure on the MBTA's capital plan,
- redevelop the site in a way that is sensitive to and integrates with the MBTA's terminal rapid transit station, and
- provide an adequate amount of parking for MBTA customers at pricing consistent with the MBTA's overall parking price policy.

The MBTA seeks a joint development partner to achieve these objectives as demonstrated by its experience, its understanding of the work and the challenges it represents, and its willingness to partner with the MBTA.

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The MBTA intends to short-list potential joint development partners based on Initial Proposals that will be evaluated on qualifications criteria, including, but not limited to, relevant project experience, key personnel experience, and financial capacity.

The MBTA intends to select the successful joint development partner from the short-list based on final Proposals that will be evaluated on an understanding of the work, the joint development partner's conceptual redevelopment vision, public outreach and stakeholder engagement, a Disadvantaged Business Enterprise ("DBE") plan, and specific pre-development services-related terms, among other criteria.

As the public owner, the MBTA is looking for development, design, permitting, construction, financial, operations, and maintenance expertise to complement the MBTA's capabilities. Collaboration, creativity, accountability, and transparency will be hallmarks of the partnership, therefore, careful consideration should be given to the joint development partner's development approach and staffing. The development of the Alewife Complex will be closely coordinated with City of Cambridge representatives.

The MBTA anticipates the following procurement timeline related to the Project:

Table 1
Anticipated Procurement Schedule

Event	Date/Time
Publish notice of industry day	July 24, 2024
Industry day	August 8, 2024
Industry one-on-one meetings	August 9 through 26, 2024
Issue RFLOI	November 1, 2024
Site visit	November 14, 2024
Letters of Interest ("LOI") submission deadline	November 19, 2024
Issue Request for Proposals ("RFP")	December 2024
Initial Proposal submission date and announcement of short-list	February 2025
Proposals submission date	Spring 2025
Selection and Notice to Proceed	Summer 2025

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Interested joint development partners shall submit an LOI via the COMMBUYS portal no later than the date shown in Table 1. LOIs will only be considered from firms or teams capable of leading the joint development partner in the redevelopment of the Alewife Complex. In order for the MBTA to consider a potential joint development partner's Initial Proposal and to be eligible for the short-list, the firm or team capable of leading the joint development partner must have submitted an LOI.

The MBTA intends to host a site visit on November 14, 2024. If the firm or team capable of leading the joint development partner is interested in participating in the site visit, it must have submitted its LOI no later than November 12, 2024, to receive the site visit participation information.

In addition, the MBTA intends to post Reference Information Documents ("IDs") on a portal accessible to potential joint development partners that submit LOIs.

Each LOI must include only the following information:

- 1) The name of the potential joint development partner;
- 2) If the potential joint development partner is a team of firms, the name of each of the member firms;
- 3) The name, address, E-mail address, and telephone number of the potential joint development partner's single point of contact; and
- 4) If the potential joint development partner intends to participate in the site visit, the names of up to two people that will attend on the potential joint development partner's behalf.

The LOI should not include a listing of any subcontractors, subconsultants, or tenants that the joint development partner is considering for its team. No marketing materials should be submitted with the LOI.

Please note that the potential joint development partner's single point of contact will be the sole representative during the term of this procurement with whom the MBTA will correspond, from whom the MBTA will accept correspondence, and to whom the MBTA will send information related to the site visit and/or access to the IDs.

By submitting an LOI, a potential joint development partner acknowledges the opportunity to participate in the site visit and waives any right to challenge this procurement based on its failure to attend the site visit.

All inquiries related to this RFLOI shall be submitted via E-mail at rfpresponse@mbta.com. The E-mail must include "Alewife Complex RFLOI – RFP No. 242-24" in the subject line.